

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13961
MEPA Analyst:	ANDE CANADAY
Phone: 617-626-	X 1035

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Stagecoach Village		
Street: Myricks Street		
Municipality: Lakeville	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 41.8445219139	Longitude: -70.9966829198
Estimated commencement date: 6/1/2007	Estimated completion date: 6/1/2009	
Approximate cost: \$1,000,000	Status of project design: 100 %complete	
Proponent: Stagecoach Village, LLC c/o Mr. Joseph Abbanato		
Street: 62 Fuller Shores Road		
Municipality: Lakeville	State: MA	Zip Code: 02347
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Firm/Agency: ENSR Corporation	Street: 2 Technology Park Drive	
Municipality: Westford	State: MA	Zip Code: 01886
Phone: 978-589-3000	Fax: 978-589-3100	E-mail: segan@ensr.aecom.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Town of Lakeville Order of Conditions, MA Endangered Species Act Conservation and Management Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: MESA - Conservation and Management Permit (321 CMR 10.23)</i>
Total site acreage	65.6			
New acres of land altered		10.1		
Acres of impervious area	0	3.5	3.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	3,880	87,120	91,000	
Number of housing units	1	40	41	
Maximum height (in feet)	30	35	35	
TRANSPORTATION				
Vehicle trips per day	10	400	410	
Parking spaces	6	80	86	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	6000	6330	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	330	6000	6330	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: Mapped as Priority Habitat (PH 1387) by MA Natural Heritage Program) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

***None known at this time. Correspondence is underway with the Massachusetts Historical Commission.**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

a) Project Description

The proposed project, "Stagecoach Village," is an Active Adult Community with 40 living units, tennis and bocce courts, and associated appurtenances. The property is located south of Myricks Street and Kingman Street in Lakeville, Massachusetts and is bordered by single family residences to the north and forested uplands, forested wetlands, and agricultural lands to the south. The site is approximately 65.6 acres and comprised of palustrine forested and scrub-shrub wetlands (named "Casual Swamp" on USGS topographic map; 50%), forested uplands (43%), an open hay field (5%) and one existing residential home (2%). The project design includes approximately 10.1 acres (or 15% of the total property area) of impacts within the proposed limits-of-work and approximately 49.5 acres of open space that will become permanently protected under a Conservation Restriction. The remaining six (6) acres is comprised by the existing residential house lot, lawn, landscaping and grading. No wetland impacts of any kind are proposed and work within the buffer zone to Bordering Vegetated Wetlands has been minimized.

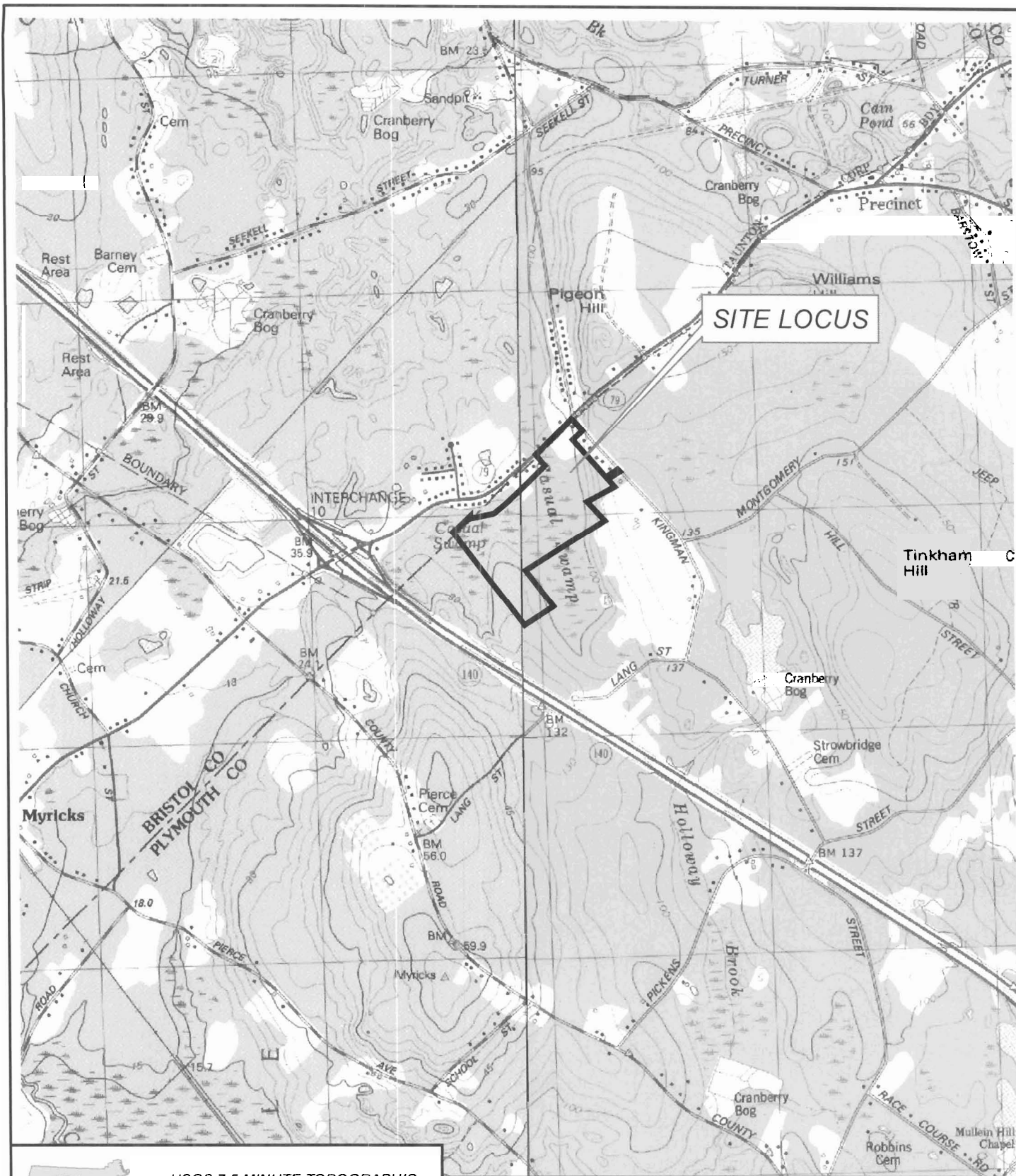
b) Alternatives

Based upon a review of the Notice of Intent submitted in January of 2006, the Massachusetts Natural Heritage and Endangered Species Program (NHESP) determined that the proposed project would occur within the actual habitat of the Eastern Box Turtle (*Terrepenne carolina*), which is listed by the state as a "Species of Special Concern." As a result, during the past year a complete habitat evaluation, several on and off-site meetings, and significant correspondence with the NHESP were conducted. This investigation of alternatives between the proponent and NHESP resulted in significant changes to the original project design with the ultimate goal of avoiding and minimizing impacts to Eastern Box Turtle habitat.

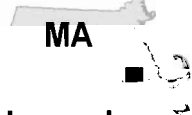
A no build alternative was considered, but not selected based on costs associated with acquisition of other land, project purpose and economic feasibility.

c) Mitigation

Mitigation in the form of permanent on-site land protection that would lead to a long term "Net Benefit" for the impacted species was proposed during discussions with NHESP in 2006. The final outcome consisted of a 49.5-acre Conservation Restriction on the 65.6-acre parcel (~76% of the total property) that would permanently protect a variety of habitats critical to the Eastern Box Turtle's life cycle. In a letter dated January 9, 2007 from the NHESP, it was determined that under MESA (321 CMR 10.00), the project "will result in a "take" of the Eastern Box Turtle." However, based on the plans submitted to date, "NHESP preliminarily finds that the mitigation and net benefit discussed by the proponent for impacts to Eastern Box Turtle habitat appears to meet the performance standards of 10.23".



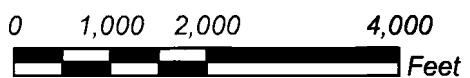
SITE LOCUS



USGS 7.5 MINUTE TOPOGRAPHIC
 QUADRANGLES ASSONET AND
 ASSAWOMPSET, MASSACHUSETTS

Legend

Approximate Property Boundary



**USGS Topographic Map
 and Site Locus**

Environmental Notification Form
 Stagecoach Village, LLC
 Lakeville, Massachusetts

SCALE	DATE	PROJECT NO.
1:24000	01/07	08742-377

ENSR | AECOM

Figure Number

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